

**D1 USE (F1) EDUCATIONAL OFFICES TO LET**



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**First & Second Floors**

**1393A London Road, Norbury SW16 4AL**

**2,100 sq.ft To Let in Whole or Part**

- Flexible Accommodation
- Immediately Available
- New Lease Terms
- Close to shopping facilities
- Easy walking distance to Norbury mainline train station

## Location

The subject property is located on the corner of London Road (A23) and Semley Road in Norbury, South West London.

The surrounding area comprises a mix of retail shops along London Road with residential to the rear.

Road communications are good with the A23 London Road providing easy access to Central London to the north and the M25 / M23 to the South.

Norbury mainline train station is within easy walking distance on London Road.

## Description

The D1 (F1) office accommodation is arranged on first and second floors above Nat West Bank. Access into the property is from Semley Road.

The accommodation is currently arranged in a variety of rooms with toilet and kitchen facilities. Access between floors is by staircase only.

On street free parking is available on Semley Road and adjoining residential streets.

## Accommodation

The property is arranged on first and second floors providing the following approximate net internal floor areas.

First Floor	1,050 sq.ft	98 sq.m
Second Floor	1,050 sq.ft	98 sq.m
<b>Total</b>	<b>2,100 sq.ft</b>	<b>196 sq.m</b>

## Planning

We understand the property benefits from Use Class F1 (formally D1 Use) for use as a language school (non-residential institutions).

## Tenure

New Leasehold Terms Available.

## Rent

Upon Application

## Rates

Interested parties should make their own enquiries of Croydon Borough Council.

## VAT

VAT is applicable.

## Legal Costs

Each party is to bear their own legal and professional costs.

## EPC

Upon Request.

## Viewing & Further Information

By prior appointment only.

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